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Diseworth Close  
Chellaston, Derby  
£218,000



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MODERN TWO BEDROOM HOME SET IN QUIET CUL-DE-SAC LOCATION – Offered for sale with no upward chain this smart semi-detached home, set within the pleasant cul-de-sac position close to the heart of Chellaston and offering easy access to excellent local shops, amenities and Rolls-Royce sites. Ideal for first-time buyers, investors or those looking to downsize, the property combines a practical layout with well-maintained interiors and a private rear garden.

The property features: side entrance hallway, well appointed breakfast kitchen, spacious lounge with bay window to the front. Stairs leading from the lounge to the first floor landing. This leads to two well proportioned double bedrooms and bathroom.

Outside, the property stands set back from the cul-de-sac with a lawned foregarden and off-road parking for around two cars. There is a generous enclosed garden to the rear with patio, lawn and timber framed shed.





## The Detail

The property is approached via a lawned frontage with driveway parking to the side, leading to a neatly presented interior arranged over two floors. An entrance hallway provides access to a well-proportioned lounge, positioned at the front with a bow window allowing for good natural light.

To the rear, the breakfast kitchen is fitted with modern high-gloss units, integrated oven, gas hob, space for appliances and ample worktop space. There is also a breakfast bar, rear window overlooking the rear garden and double glazed door giving access to the rear garden.

Upstairs, the first floor offers two genuine double bedrooms, each comfortably sized and well laid out. The bathroom is fitted with a contemporary suite, including bath with shower over, wash basin and WC, complemented by tiled surrounds and useful built-in storage.



Externally, the rear garden is fully enclosed, predominantly laid to lawn with a patio area and timber shed, offering manageable yet private outdoor space.





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## The Location

Chellaston is an extremely popular residential area, some four miles east of the City of Derby and provides an excellent and varied range of shops and local schooling including the noted Chellaston Academy.

The area offers excellent access to local employment opportunities, including Rolls-Royce sites at Raynesway and Moor Lane. Also East Midlands International Airport is around 10 miles drive away.

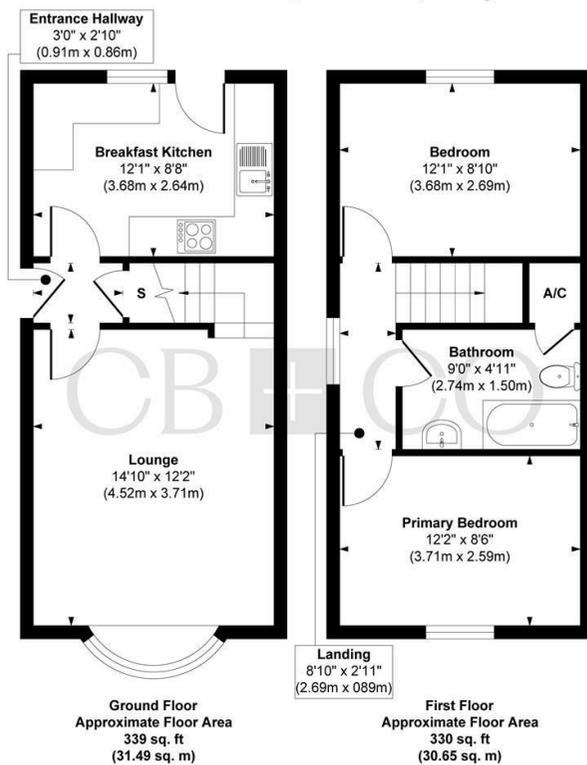
The A50 and A38 dual carriageway are easily accessible from this property and convenient with Stoke and the M6 motorway to the West and the M1 to the East. The A50 gives swift access to the main motorway network and other East Midland's Centres including Nottingham, Leicester and Burton upon Trent.







**Diseworth Close, Chellaston, Derby**



**CB**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Well Proportioned Two Bedroom Semi-Detached Home
- Ideal First Time Buy or for Person Looking to Downsize
- Delightful Cul-de-Sac Position
- Gas Central Heating & Double Glazing
- Entrance Hallway, Spacious Living Room & Breakfast Kitchen
- Two Double Bedrooms & Bathroom
- Front Garden, Driveway & South West Facing Enclosed Rear Garden
- Easy Access to Rolls-Royce Sites
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 669.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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